

# ***DISTRICT ADVISORY BOARD - DISTRICT V***

## **Minutes April 3, 2000**

The District V Advisory Board meeting was held at 7 p.m. in the *Sedgwick Room*, Sedgwick County Education Extension Center, Ridge and 21<sup>st</sup> Street.

### **Members Present**

Bob Bulman  
David Dennis  
Mo Ediger  
Fran Hoggatt  
Margarita LaFarelle Hunt  
Andy Johnson  
Vince Miller  
Bob Sorenson

### **Members Absent**

David Almes  
Sean Cash  
Texanita Randle

### **Guests**

Listed on page seven (7).

**Councilmember Bob Martz** began the meeting at 7:05 p.m.

The minutes of the March 6, 2000 meeting were unanimously approved **Johnson (Dennis)**.

**Councilmember Martz** explained the concept of the advisory role for Board Members, stating that he would not be casting a vote on agenda items for the Board. His preference is to consider the Board discussion and vote in his action during Council meetings.

### **PUBLIC AGENDA**

**Councilmember Martz** inquired about items for the Public Agenda. Guests in attendance presented the following items.

#### **MAPC Approval for Rezoning at Ridge & Maple**

**Karen Larsen**, 338 S. Summitlawn, addressed the Board regarding her concerns for the impact of the rezoning on the neighborhoods. The rezoning request was approved by the Metropolitan Area Planning Commission (MAPC) on March 28, 2000. One main concern identified by Ms. Larsen is the potential for increased traffic in the neighborhood due to motorists avoiding the traffic light at Ridge & Maple. Ms. Larsen explained that traffic issues presently exist in the neighborhood because motorists coming the south on Ridge and wanting to turn east on Maple often turn east on University and then north on Summitlawn to Maple, trying to save time at the stoplight. Other impact concerns were related to potential decreases in property values and aesthetic values due to the height of the proposed commercial building, signage, light poles, etc. Ms. Larsen stated that three vacant lots currently existed on Maple that are zoned for commercial use and could be utilized rather than following the proposed

plan to tear down the homes on lots currently zoned for residential use. Ms. Larsen also noted that she had not received the letter of notification regarding the rezoning request. Other residents who spoke in support of Ms. Larsen's concerns included **Wilfred Stump**, 400 S. Scouller, and **George Weaver**, 401 S. Summitlawn.

**Tim Austin**, Austin-Miller P.A., represented the developer to address several of the concerns identified by the residents. He first clarified the lots of concern and their current zoning classification (map attached). He then spoke regarding issues of using a property to its "highest and best use;" the existing issue of traffic in the area; a plan for the curb cuts and traffic flow within the commercial area; and the agreement to surround the commercial area with a six (6) foot masonry wall and a twenty (20) foot landscape buffer. Austin then offered to answer questions for the Board Members.

**Johnson** inquired whether a higher wall could be build to which Austin replied that the developer would rather enhance the landscaping due to the increased expense of a higher wall. **Hoggatt** asked who would maintain and Austin replied that it would be the business owner. **Dennis** noted that the request process needed to include an opportunity for developers and homeowners in the area to meet to discuss issues of concerns before the request went to MAPC. He had understood that the Planning Department was considering implementing such a process. **Councilmember Martz** reminded the Board Members that even though the MAPC had approved the request, the request had not been presented for Council action.

**Austin** explained further about the Kansas Statute to notify everyone within a 200 foot area of the proposed rezoning. Through Home Rule power, the City has expanded that notification area to 250 feet. **Councilmember Martz** expressed concern regarding proper notification and stated that this issue alone could delay Council action. **Bulman** asked whether another aspect of notification—signage at the requested site—is also mandated. **Austin** replied that the signs were posted but that weather conditions interfered with keeping the signs in place.

**Ediger** asked for clarification on whether traffic was a problem or not. **Austin** stated that studies providing estimates of traffic generated by certain businesses were available for guidance in planning. Austin noted that additional factors to be considered include the peaking of traffic counts during rush hours of morning, noon, and evening; and the eventual alleviation of traffic congestion at the Ridge & Maple intersection through scheduled improvements to construct left-turn lanes.

Issues on making a left turn from Maple Street south on Ridge Road were discussed.

**Councilmember Martz** explained how traffic entering and exiting from Maple to the proposed business would not hinder a left turn from Maple to Ridge due to the location of the entrance/exit planned. The curb cut will be set at the east end of the three lots requested for "limited commercial" zoning, or approximately 300 feet from the intersection. It was further explained that traffic flow would be considered for both the arterial and residential streets before Council action is taken.

**Bulman** expressed a concern that all of the residents within 250 feet of the proposed rezoning had not been notified. **Ediger** agreed, noting that a factor affecting the quality of life in the neighborhood was being considered. He also stated that he would like to see the homeowners and the developer work directly together on the issues of concern to find acceptable solutions.

**Bulman** moved that the case be deferred due to the issues identified with needing traffic counts and concerns regarding the notification process (**Johnson**). **Austin** stated that the staff report on the rezoning request should also be made available to the Board members. He added that he would talk to the businesses about the need to defer. **Councilmember Martz** then stated that the case would be deferred until the next board meeting on May 1, 2000.

**Larsen** asked if the petitions would be considered. **Councilmember Martz** responded that the signatures of residents who live within 250 feet would be considered. The Planning Department will review the petitions to determine if the required percentage of signing residents live within the specific distance.

#### Residential Issues

**George Walton**, 10630 Carr, expressed concerns that he did not receive notification from the City of the estimated personal costs as a resident nor a start date for construction of a sewer line at Kellogg and Maize. He stated that the City had sent a notification of the intent to construct the sewer line but when he called for more information, a message was taken and he had never received a return call. **Councilmember Martz** asked Walton for more detail and assured him that he would follow up on the matter.

**Walton** also described concerns of the heavy useage of Carr Street by employees of a neighboring business. He stated that only half of Carr is paved and that the speeding cars create dust which causes health issues for his wife. A previous petition to complete paving of the street had not received adequate support from the residents. Suggestions were made for speed bumps and signage. **Councilmember Martz** stated that he would inquire about possibilities and contact Walton.

A discussion followed regarding the role of the District Advisory Board members in hearing public agenda issues. **Councilmember Martz** stated that District Advisory Board members might occasionally hear an issue that MAPC has taken action on but the preferred approach will be for issues of concern to be identified and studied prior for suggested solutions before the case is submitted to MAPC. A process addressing the receipt and handling of planning and zoning cases was approved by City Council on March 28, 2000.

## **UNFINISHED BUSINESS**

### **1. Revised District V meeting schedule for 2000**

**Councilmember Martz** reminded the members to utilize the revised schedule of the District Advisory Board meetings included in the packets mailed last week.

## **NEW BUSINESS**

### **2. Appointments**

**Councilmember Martz** discussed appointments for various committees and boards. **Hoggatt** and **Miller** were previously appointed to the Comprehensive Plan Review Committee. However, because the process to date has included public input and the City Council will have a thirty-day review period upon receipt of the Plan, it will not be necessary to appoint members of the District Advisory Board.

Suggestions to improve the development and review of the Comprehensive Plan were discussed. **Bulman** suggested that a continuous process be developed to create a five year strategic plan with an annual update of recommendations. He noted that this process would provide continual direction for City projects in addition to an opportunity to amend as needed on a yearly basis. **Councilmember Martz** stated that he would like to see a floating committee utilized with the District Advisory Boards providing recommendations to revise according to current issues.

**Councilmember Martz** reported that Bulman had volunteered for *the MIS/NW Wichita Traffic Relief Study Task Force*. Unless other members wished to be considered also, he planned to submit Bulman's name. He also noted that with the dissolution of the City's Traffic Commission, the District Advisory Boards were now responsible for considering traffic issues, making the work of the task force to consider an additional trafficway over the Big Ditch an important topic for all DAB members. **Councilmember Martz** reported that a public information meeting on the study is scheduled for Thursday, April 20 at 7:00 p.m. at the Country Acres Baptist Church, 7315 W. 13<sup>th</sup> Street. The meeting will provide an opportunity for public input and suggestions for solutions.

**Councilmember Martz** stated that another important issue for District V is flood control and that a public information meeting regarding the development of the *Cowskin Basin Master Plan* will be held on Monday, April 17 at 7:00 p.m. at the Sedgwick County Extension Center. He encouraged all DAB members to attend both public hearings, if possible, and to ask other to also attend by sharing information with their neighbors, Neighborhood Association, Homeowners Association, and any other groups.

**Councilmember Martz** asked the Board to consider the candidates whose names had been submitted for the Library Board. The discussion included how the designated Library Liaison

might be associated with the appointment. The Board members voted the selection of Rhonda Limon-Louderman to the Library Board.

**Councilmember Martz** reported that Texanita Randle had been previously appointed to the committee for naming the Pocket Park on Douglas Avenue.

### **3. Introduction of City Staff**

**Councilmember Martz** introduced the police officers in attendance, Sgt. Bobby Wiley and Community Police Officer Robert Wood. He reported that he appreciated their attendance and the opportunity for the Board members to become acquainted with them. He noted that the Patrol West Substation was located at 661 N. Elder, to the east of Highway 235 at the corner of Central & Elder.

**Councilmember Martz** also introduced Misty Bruckner, Assistant to the City Manager, welcoming her to the meeting.

### **4. Request for Park at corner of Parkridge and Bella Vista**

**Councilmember Martz** reported that a request had been received from the Woodbridge Homeowners Association for the City to develop a park on eleven (11) undeveloped lots owned by the City. The lots are located in the Woodbridge subdivision.

**Councilmember Martz** has visited with Parks & Recreation Department to obtain information about the feasibility of developing a park at the specific site. He understood that considerable expense to the City would be required to maintain a park at the site due to the need to hand mow to accommodate for the grade. In addition, a revenue loss of approximately \$55,000 in special assessments would occur if the properties were retained. A discussion followed regarding the need to encourage developers to develop a park as an amenity before selling lots and building homes in a new addition.

### **5. District Advisory Board Orientation**

**Councilmember Martz** encouraged all Board members to attend their Orientation next Saturday, April 8, at Century II. Information will be presented on the role of District Advisory Board members including legal responsibilities and review of zoning issues. An official swearing-in of all members will be conducted by the City Clerk's Office. Special presentations by Wichita State University will be given on community engagement and leadership. Staff from City Departments will provide information on City services. Texanita Randle and Maurice Ediger reported that they would be unable to attend.

## **6. Neighborhood University, “Partnering for Results”**

**Councilmember Martz** reminded the Board members about the Neighborhood University on Saturday, April 29, at WSU Hughes Metroplex. The event is being coordinated by Wichita Independent Neighborhoods (WIN) to present information and training sessions to citizens on a variety of topics—neighborhood cleanups, forming a neighborhood association, neighborhood patrol, resolving neighborhood conflicts, etc. He noted that attendance is optional.

## **7. Federal Emergency Management Agency (FEMA) Buyout Program**

**Councilmember Martz** reported that the City has received the response information from FEMA regarding the buyout offers for the flooded properties receiving 50% damage, based on pre-disaster value. FEMA is offering homeowners a buyout of 85% of the pre-disaster value with the stipulation that the property be transferred to City ownership and the City be responsible for removing all structures. No rebuilding will be allowed but the City can create greenspace such as a park. **Councilmember Martz** expressed the need for Board members to establish partnerships with the neighborhoods to develop suggestions to utilize the properties.

## **8. Measuring pole for monitoring water levels**

**Johnson** suggested a measuring pole be attached at the Cowskin Creek Bridge at 119<sup>th</sup> Street and other strategic points to provide homeowners in the area a method to gauge the water level during a heavy rain. He explained that this simple technique would help homeowners determine the need to sandbag area properties at risk of flooding. **Councilmember Martz** recognized the suggestion as a role that he hoped the District Advisory Board members would serve; that is, to make suggestions that are feasible and easily implemented to resolve issues in the district area.

## **9. Central and 135<sup>th</sup> Street West**

**Councilmember Martz** explained that the alignment of Central at this intersection area needs to be off-set. The residents want Central to angle to the north and the area south to be retained as Single Family zoning. However, the area north is a floodway which prohibits construction of a roadway.

## **10. Walking path**

**Hoggatt** inquired about the possibility of temporarily reconnecting the walking path at the Auburn Hills Golf Course site where the fifth hole will be located on the course. Several homeowners in the area had requested the reconnection be made for walking until the golf course construction process prohibits use of the path. Several issues were identified as possible obstacles and **Councilmember Martz** said that he would check on it.

## **11. Big Slough flow restrictions**

**Bulman** presented pictures showing restricted flow in the Big Slough that could be contributing to flooding issues. The pictures showed areas of concern along Ridge Road at 37<sup>th</sup> Street; 29<sup>th</sup> Street; Ridge Port/29<sup>th</sup> Street Bridge; and the railroad crossing located just north of Ritchie Construction. Bulman's concern was that more outflow existed than the inflow structures could handle without overflow. **Councilmember Martz** encouraged Bulman to present the pictures at the public hearing scheduled for April 17<sup>th</sup>.

## **PLANNING AGENDA**

No items.

With no further business, the meeting was adjourned at **10:50 p.m.**

Respectfully submitted,

Dana Brown,  
Neighborhood Assistant, District V

## **Guests**

George Weaver	401 S. Summitlawn Drive
Wilfred Stump	400 S. Scouller
Karen Larson	338 S. Summitlawn Drive
George Walton	10630 Carr
Kim Edgington	335 N. Waco, Suite 200
Dan Voorhis	Wichita Eagle, 825 E. Douglas
Bobby R. Wiley	WPD, Patrol West
Robert Wood	WPD, Patrol West
William Wagner	WPD, Patrol West
Trinity Steele	WPD, Patrol West
Misty Bruckner	CMO, 455 N. Main